



11 Clenoch Parks Road, Stranraer

DG9 7QT

Offers Over £185,000 are invited.

11 Clenoch Parks Road

Stranraer, DG9 7QT

All major amenities including supermarkets, healthcare, an indoor leisure pool complex and secondary school, are to be found in and around the town centre approximately one and a half miles distant. There is a convenient town centre and secondary school transport service available from close by. Within a short walking distance to Belmont Primary School.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached bungalow
- Well sought after location
- Off road parking
- Three bedrooms
- Gas fired central heating
- Recently installed UPVC double glazing (2022)
- Easily maintained garden grounds
- Well proportioned family accommodation over one level
- Close by to local amenities

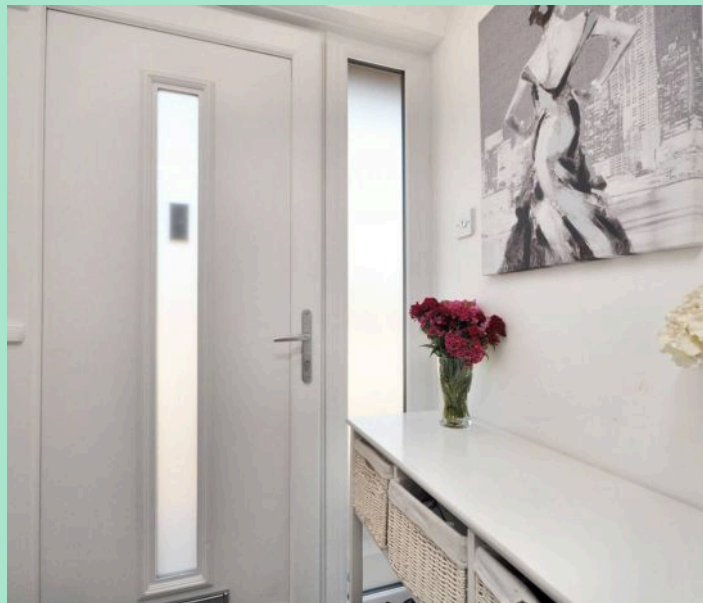


11 Clenoch Parks Road

Stranraer, DG9 7QT

Nestled in a well sought-after location, this charming 3-bedroom detached bungalow offers an ideal family home with its convenient single-level living arrangement. Boasting a recently installed UPVC double glazing in 2022 and gas fired central heating, this property provides a warm and welcoming ambience throughout. The accommodation comprises three bedrooms, providing ample space for a growing family, along with a generously sized living area. Off-road parking is available for ease of access, making daily commutes hassle-free. The easily maintained garden grounds offer a serene outdoor space, while being conveniently close to local amenities for added convenience.

The outside space of this property is a true highlight, offering spacious garden grounds that have been recently landscaped to perfection. The rear garden features a large concrete slabbed patio with steps leading into the kitchen, as well as a raised lawn area and fenced border for privacy. An external water supply and access to a garden storage shed are additional benefits. The front garden boasts easily maintained grounds with paved pathways leading to the front access and around to the rear of the property. Gravel borders add a touch of greenery, while a paved driveway provides ample off-road parking space for multiple vehicles. With a generous sized driveway completing the outdoor space, this property offers the perfect blend of indoor comfort and outdoor serenity for a truly desirable living experience.



Porch

Front entrance via UPVC double glazed storm door into front porch providing access into spacious hallway. Access to fuse box also.

Hallway

Spacious open hallway providing access to full living accommodation with central heating radiator as well as generous built in storage.

Lounge

15' 5" x 11' 1" (4.69m x 3.37m)

Bright and spacious lounge to front of property with large double glazed window providing front outlook as well as central heating radiator and TV point. Bright and modern reception room.

Dining kitchen

24' 2" x 8' 11" (7.37m x 2.71m)

Bright and modern dining kitchen to the rear, recently installed and fully fitted with both floor and wall mounted units. Integrated electric fan oven with ceramic hob and built in extractor. Composite sink with mixer tap, plumbing for washing machine as well as integrated fridge freezer. UPVC storm door providing rear outside access, two double glazed windows as well as modern central heating radiators and TV point.

Shower room

8' 11" x 8' 2" (2.71m x 2.49m)

Spacious shower room to rear of property with walk in shower cubicle with electric shower, splash panel boarding and built in storage. Separate toilet and WHB as well as double glazed window and central heating radiator.

Bedroom

11' 9" x 8' 11" (3.58m x 2.71m)

Double bedroom to rear of property with double glazed window providing rear outlook as well as central heating radiator and TV point. Generous built in storage also.



Bedroom

13' 1" x 8' 11" (3.98m x 2.73m)

Spacious double bedroom to front of property with large double glazed window providing front outlook as well as central heating radiator and TV point. Generous built in storage also.

Bedroom

10' 2" x 7' 10" (3.11m x 2.40m)

Double bedroom to front of property with double glazed window providing front outlook as well as central heating radiator and built in storage.

Garden (rear)

Spacious garden grounds to the rear which has been recently landscaped comprising of large concrete slabbed patio with steps leading into kitchen as well as raised lawn area to side and fenced border. External water supply and access to garden storage shed.

Garden (front)

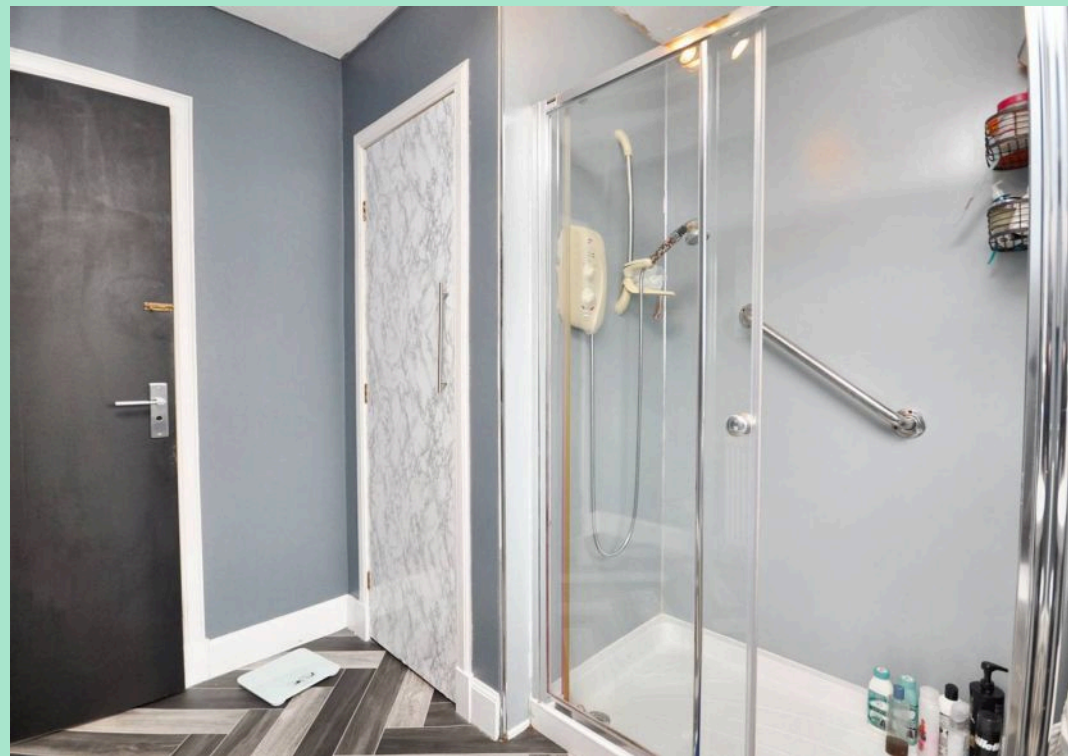
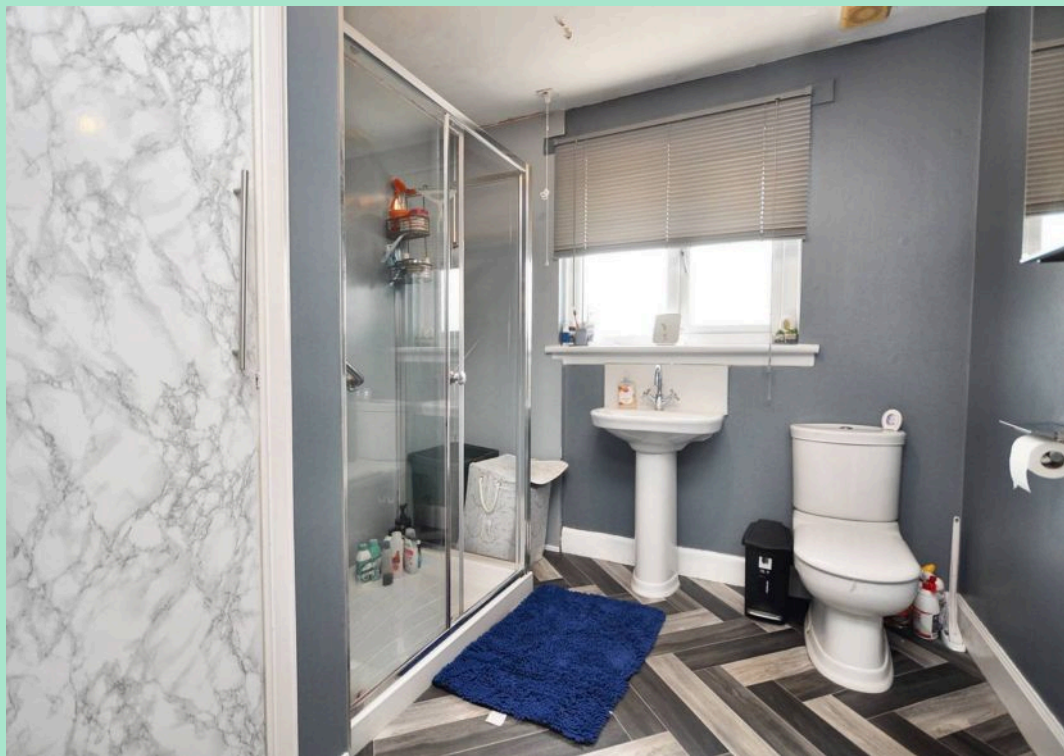
Easily maintained garden grounds to front of property with paved pathway at steps leading to front access and pathway access round to rear of property. Gravelled borders and paved driveway for off road parking.

GARAGE

Double Garage

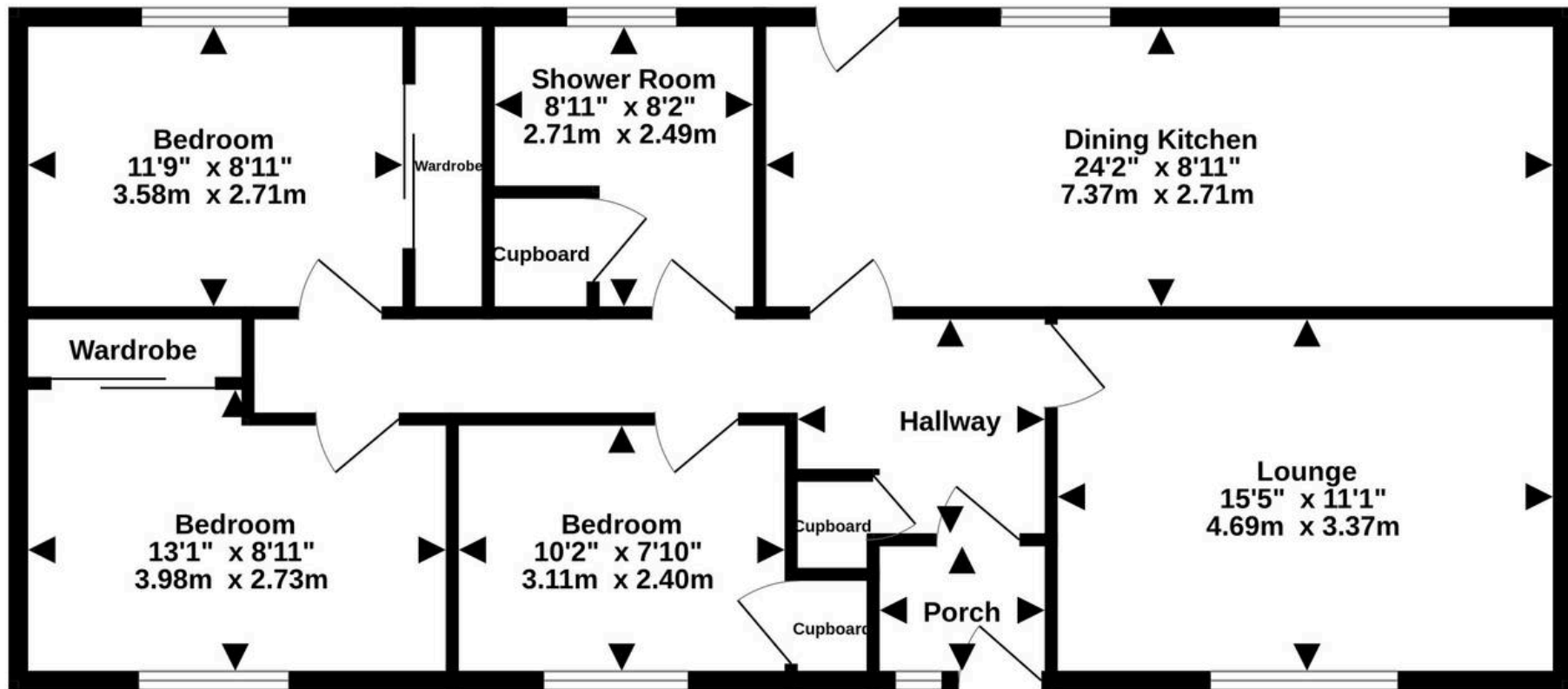
Generous sized paved driveway to allow for off road parking for multiple vehicles.







Ground Floor
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.